

Appendix 5-3
COST APPROACH 2

Approach # 2 - Upgrade existing marina within limits

Approach based on hypothetical Marina with the following assumptions:

Existing Slips = 150
 Existing SF = 19,450
 There are three berthing areas with gangways
 One area is 15 years old with 60 covered slips in decent condition
 The second area has 40 uncovered unuseable slip because of infill and neglect.
 The third area has 50 uncovered slips in fair condition of undeterminate age.
 There is a floating fuel dispenser and small store, all in neglected condition.
 The launch ramp is one lane wide and the access float is not stable nor new.
 Marina is constructed along a levee with parking and other amenities on the back side of the levee. The existing amenities consist of three small restroom buildings, office with snack bar and car and trailer parking for 80 cars and 25 trailers.
 Occupancy rate at present is 40%.

Recommended Improvements to this facility are:

Remove Dock #B, dredge and replace in current configuration but longer slips.
 Remove and replace fuel float and access float at launch ramp.
 Upgrade gangways and security with lights and fencing.
 Upgrade toilet facilities by adding showers and stalls (One additional bldg)
 Perform required repairs on Docks A & C and adjust all floatation as needed.
 Dredge main entrance and channel to slough for access at all tide levels.
 Trimming the landscaping and paint will complete the renovations for now.

Costs per assumptions above:

	Units	Amount	Cost/Unit	Cost
1. Demolish and dispose of Dock C	SF	6,200 SF	\$7.50	\$46,500.00
2. Dredge entrance and under Dock C	CY	8,000 SF	\$9.00	\$72,000.00
3. Replace Dock C w/ midrange system	SF	7,600 SF	\$55.00	\$418,000.00
4. Upgrade gangways and security - all docks	EA	3 EA	\$17,000.00	\$51,000.00
5. Added shower and toilet facility (8 Stalls @ 150 SF ea)	SF	1,200 SF	\$85.00	\$102,000.00
6. Allowance for repairs to remaining docks	LS	1 EA	\$25,000.00	\$25,000.00
7 Allowance for Landscaping and Paint	LS	1 EA	\$18,000.00	\$18,000.00
8. Replace fuel dock and floats	SF	1,250 SF	\$100.00	\$125,000.00

Estimated cost to upgrade fictionalized marina to code, etc. except ADA **\$857,500.00**